

REGULATIONS

Maximum Lot Coverage all Buildings and structures	45%	45%	45%	30%	30%	30%	Not applicable.	Not applicable.
Maximum Coverage by Open Parking Area, Driveways & Vehicular Movement Areas	10%	Not applicable	25%	25%	25%	25%	Not applicable.	Not applicable.
Minimum Landscaped Open Space	30%	30%	30%	30%	30%	Non residential uses only - 10% of the lot. Non residential and residential uses - 30% of the lot.	Not applicable.	Not applicable.
Maximum number of dwelling units ²	Block 1: 55 units Block 2: 35 units Block 4: 39 units Block 7: 15 units TOTAL: 144 UNITS	1 single detached dwelling per lot as shown on the Registered Plan	Block 3: 72 units TOTAL: 72 UNITS	Block 9: 72 units TOTAL: 72 UNITS	Block 8: 180 units TOTAL: 180 UNITS	Block 11: 8 units TOTAL: 8 UNITS	Not applicable.	Not applicable.
Maximum height of building	11 metres	11 metres	14 metres	11 metres	14 metres	14 metres and 2-storeys	Not applicable.	Not applicable.
Other zone provisions	Not applicable	Not applicable	Not applicable.	Not applicable.	Not applicable.	Minimum parking requirement: Non-residential: 5 parking spaces per 93 sq. m. of gross leasable floor area. Residential: 1.5 parking spaces per dwelling unit. Minimum loading requirement: 1 loading space.	Not applicable.	Not applicable.

NOTE(S):

- 1 Uncovered parking areas may be permitted in all yards provided that no part of any parking area other than a driveway is located within 6.0 metres to any street line and is no closer than 3.0 metres to any side lot line or rear lot line or within 1.8 metres of any residential building located on the lot.
- 2 Notwithstanding the maximum number of dwelling units per block, the units can be transferred from block to block provided it is within the same Zone and the total number of units within that Zone remains the same. The transfer shall not exceed a 15% decrease or 15% cumulative increase.